

Regular Planning Commission Meeting
September 11, 2003
7:00 p.m.

OK

Members in attendance were as follows: Frank Wilson, Willis Wells, Joe Rossi, Jeff Dobson, Charles Knapper and Bob Haines. Staff present were Richard Woodroof. *LARRY GARDNER WAS HERE.*

Members absent from the meeting: Rob Pease.

Agenda Item I – Meeting called to order by Frank Wilson at 7:00 p.m.

Agenda Item II – Pledge of Allegiance

Agenda Item III – Approval of Minutes

Motion made by Rick Fisher, second by Willis Wells. Passed unanimously.

Agenda Item IV – Citizens Comments – No Citizen Comments

Agenda Item V – New Business

- (a) Comprehensive Plan Review and Comments – Mayor Knapper has reviewed the latest version of the Comprehensive Plan and has sent it back to Colette for further revisions.

Motion by Rick Fisher to defer review of Comprehensive Plan to next meeting, second by Willis Wells. Passed unanimously.

- (b) Greystone Plaza Expansion – Site Plan Review - Todd Craver with Proventure Development presented the expansion of Greystone Plaza to the commission. They are proposing to add approximately 10,761 square feet of leasable space to the east side of the building. This will be from the Piggly Wiggly to the Dollar General Store. The expansion will be for retail, restaurants and business which falls under the Community Service zoning. Jeff Dobson requested using masonry walls with a durable gate around the dumpster area. Jason Jones with the fire department stated that no portion at the building could be over 500 feet from a hydrant. There is a question whether the back of the building would be within this distance. Mr. Ken Kelly and Mr. Craver stated they could add a hydrant at the back of the building to satisfy this issue. The staff recommendations were for approval with conditions that they use masonry walls and a durable gate around the dumpster area and a fire hydrant be installed at the back of the expansion.

Jeff Dobson made the motion to approve with conditions recommended by staff, second by Joe Rossi. Passed unanimously.

Agenda Item VI – Old Business

- (a) G. C. Landscaping Company Site Plan – The site plan was approved with conditions in the May of 2003 Planning Commission meeting. They were to add the recommendations to the plan and then present it back to the commission. George Walsh with Ryan and Smith Associates presented the amended plan. Jeff Dobson asked if the fence meets the requirements for the buffer. He also had concerns with the size of the handicap parking spaces. Richard Woodroof stated the fence was to be an 8 foot high panel fence made from pressure treated wood as called out in the May meeting. Mr. Walsh said they would lose one regular parking space and use that area to make the handicap parking space more accessible on both sides. Jason Jones asked if there was a Fire Hydrant within 1000 feet of the proposed building. Mr. Walsh stated they had not checked on this, but if a hydrant was needed they would install one. The staff recommended approval with conditions that a fire hydrant be installed if needed, the handicap parking spaces be revised, landscaping, and a solid panel fence around the property as a buffer.

Motion made by Willis Wells to approve with staff's conditions, second by Charles Knapper. Motion passed unanimously.

Agenda Item VI – Old Business

- (b) McFarlin Woods Section 5 and 6- Preliminary Plat ~ Mike Murdock with McFarlin Woods LLC represented Donald Cowan the developer. These preliminary plats had been deferred from the August meeting due to issues in sections 1,2,3, and 4 of McFarlin Woods. A punch list of these issues had been sent to the developer earlier in the year requesting them to make the repairs. Mr. Murdock was told that sections 5 and 6 would not be considered until a plan for repairs was made and progress made on the repairs. Rick Fisher stated concerns over the amount of work that needs to be done on the existing sections and how long the issues have existed. Mr. Murdock stated that he would have the punch list completed in 30 days.

My motion was defeated.

Motion made by Charles Knapper to approve with conditions that all work on punch list be completed in 30 days with 3 rain days or approval will be null and void until punch list is complete. Second by Joe Rossi. Rick Fisher voted against, everyone else for.

- (c) Bond Report – Rich Woodroof said the next bonds that will expire are McFarlin Woods Sections 3 and 4 on December 12, 2003 and Stonebrook Section 13C expires on December 28,2003. He will review the sections and advise at next months meeting.

Agenda Item VII – Other Business-

- (a) Annexation Committee Update- Jeff Dobson will coordinate a special meeting for September 22, 2003 at 6:00 p.m. to discuss annexation.
- (b) Mayor Knapper introduced Lynn Anderson as the new recording secretary for the Planning Commission. He is interviewing an attorney to attend Planning Commission meetings. He will have a meeting with County Commissioners on October 2, 2003 at 7:00 a.m. at Town Hall to discuss the amount of development projected in the town.
He has had preliminary discussion with the City of Brentwood pertaining to the buffer zone limits and the type of development allowed in the zone. The current agreement states that the minimum lot size is 20,000 square feet in the zone, which would make it hard to have a PUD or OSD development in the zone.
He has been looking into possibility of having a professional bike race in the City.
The Mayor has been asked to consider allowing a car wash to be an allowable use with conditions in the Community Service zoning in town. He will have Don Swartz and Rich Woodroof review and compile a list of conditions to allow this type of use.

Agenda Item VIII- Adjournment- Frank Wilson made motion to adjourn at 9:00 p.m.